

COMMON COUNCIL
COUNCIL CHAMBERS
OCTOBER 21, 2014

Mayor Kristen Brown called a regular meeting of the City Common Council to order at approximately 6:00 P.M. in the City Council Chambers.

I. Meeting Called to Order

- A. Opening Prayer was given by Rick Herman with First Christian Church.
- B. Pledge of Allegiance was led by Mayor Brown.
- C. Roll Call was taken. Dascal Bunch, Ryan Brand, Frank Jerome, Frank Miller, Tim Shuffett, and Kenneth Whipker were present. James Lienhoop was absent.
- D. Councilor Shuffett made a motion to approve the minutes from the City Council meeting on October 7, 2014 as presented. Councilor Miller seconded the motion. Motion passed by a vote of six (6) in favor and zero (0) opposed.

II. Unfinished Business Requiring Council Action

- A. Second Reading of an Ordinance entitled "ORDINANCE NO. 34, 2014, AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF COLUMBUS, INDIANA, REZONING THE SUBJECT PROPERTY FROM "RE/MX-OL" (RESIDENTIAL: ESTABLISHED/MIXED DENSITY OVERLAY) TO "RE" (RESIDENTIAL: ESTABLISHED)." (Downtown Columbus Historic District Rezoning) Jeff Bergman, Planning Director, presented this ordinance. He explained the petitioners are property owners near the downtown area requesting removal of the mixed density overlay district on the residential established zoning. Jeff stated there are 61 applicants representing 67 properties, which is over the 50% representation requirement for the petition. He displayed a map showing the area being considered for rezoning and explained the comprehensive plan shows this area as residential. The Columbus Plan Commission forwarded this to the Council with a unanimous favorable recommendation. Mayor opened the meeting for public comment. Cheryl Knulf, 1027 Franklin Street, representing the Downtown Neighborhood Watch, the petitioners who filed this action, stated it was suggested that individuals did not know what they were signing when they signed this petition. She spoke about how the petitioners tried to run the campaign with the utmost integrity. Mayor closed the meeting for public comment. Councilor Miller stated he's glad these items take two readings, because it has allowed him time to have further discussions with individuals on both sides of this issue. Councilor Shuffett made a motion to pass the second reading and adopt the ordinance. Councilor Jerome seconded the motion. Councilor Miller made a motion to amend the ordinance to extend the adoption until November 21, 2014. Councilor Shuffett seconded the motion to amend. Councilors Brand and Whipker recused themselves from the vote. Motion to amend passed by a vote of three (3) in favor and one (1) opposed. Councilor Jerome voted nay. Councilor Shuffett made a motion to adopt the ordinance as amended. Councilor Jerome seconded the motion. Motion passed by a vote of four (4) in favor and zero (0) opposed. Councilors Brand and Whipker recused themselves from the vote.

- B. Second Reading of an Ordinance entitled "ORDINANCE NO. 35, 2014, AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF COLUMBUS, INDIANA, DESIGNATING A CERTAIN AREA WITHIN THE CITY OF COLUMBUS, INDIANA, AS AN ECONOMIC DEVELOPMENT TARGET AREA." Carl Malysz, Community Development Director, presented the ordinance. He explained the purpose of the ordinance is to provide a determination on whether to designate the former Hostess Bakery property located at 3030 National Road as an economic development target area. Carl stated the Columbus Economic Development Commission reviewed the request in accordance with State law and found the request for an economic development target area is consistent with State statute by a unanimous vote. Councilor Whipker stated he is satisfied with the information and likes the opportunities for additional jobs paying over \$13.00 an hour plus benefits. There were no comments from the public. Councilor Shuffett made a motion to pass the second reading and adopt the ordinance. Councilor Jerome seconded the motion. Motion passed unanimously.
- C. Second Reading of an Ordinance entitled "ORDINANCE NO. 36, 2014, AN ORDINANCE PROVIDING FOR THE ADDITIONAL APPROPRIATION OF FUNDS FOR THE BUDGET YEAR 2014." (Aviation Fund). Brian Payne, Airport Director, presented this ordinance explaining an additional appropriation is needed for the self-fuel system. The appropriation would allow the Airport to purchase more fuel in order to sell more fuel. Mayor stated the expenditures would be covered by revenue. There were no comments from the public. Councilor Shuffett made a motion pass this on the second reading and adopt the ordinance. Councilor Bunch seconded the motion. Motion passed unanimously.
- D. Second Reading of an Ordinance entitled "ORDINANCE NO. 37, 2014, AN ORDINANCE FOR APPROPRIATIONS AND TAX RATES FOR 2015." Matt Caldwell, Director of Operations and Finance presented this ordinance. He explained there were no changes since the first reading. There were no comments from the public. Councilor Jerome made a motion to pass the second reading and adopt the ordinance. Councilor Shuffett second the motion. Motion passed by a unanimous vote.
- E. Second Reading of an Ordinance entitled "ORDINANCE NO. 38, 2014, AN ORDINANCE FIXING SALARIES AND WAGES OF OFFICERS AND EMPLOYEES OF THE CITY OF COLUMBUS, INDIANA FOR CALENDAR YEAR 2015." Matt Caldwell presented this ordinance. He explained the ordinance being presented has no changes; however, Animal Care Services has requested an amendment for part-time kennel assistants to change the number of employees from two (2) to three (3). He stated the change would help with scheduling and there would be no budget impact. Jeff Logston, City Attorney and Executive Director of Administration, stated there was a clerical error in the Fire Department section which has been corrected. He explained there is no amendment needed because a 2% increase was approved for all city employees. The ordinance would reflect the proper amount. Councilor Shuffett suggested increasing the kennel assistant number to four (4). Kevin Konetzka, Manager of Animal Care Services, agreed four (4) kennel assistants would be better. There were no comments from the public. Councilor Jerome made a motion to pass the second reading. Councilor Brand seconded the motion. Councilor Shuffett made a motion to amend salary ordinance to as presented to include four (4) kennel assistants. Councilor Jerome seconded the motion to amend. Motion passed unanimously. Councilor Jerome made a motion to adopt the ordinance. Councilor Brand seconded the motion. Motion passed by a unanimous vote.
- F. Second Reading of an Ordinance entitled "ORDINANCE NO. 39, 2014, AN ORDINANCE SETTING THE SALARIES OF ELECTED

OFFICIALS FOR THE YEAR 2015.” Jeff Logston, City Attorney and Executive Director of Administration, presented this ordinance. He explained this ordinance reflects a 2% increase for all elected officials and there were no changes from the first reading. There were no comments from the public. Councilor Shuffett made a motion to pass the second reading and adopt the ordinance. Councilor Whipker seconded the motion. Motion passed by a unanimous vote.

- G. Reading of a Resolution entitled RESOLUTION NO. _____, 2014, A RESOLUTION TO AUTHORIZE THE CITY OF COLUMBUS REDEVELOPMENT COMMISSION TO EXPEND FUNDS IN EXCESS OF \$500,000 FOR ENGINEERING AND DESIGN WORK FOR STATE STREET CORRIDOR REVITALIZATION PHASE 1.” Jeff Logston presented this ordinance on behalf of Redevelopment Director Heather Pope. Jeff explained this item was tabled from the September 16, 2014 Council meeting. There were no comments from the public. Resolution fails for a lack of a motion.

III. New Business Requiring Council Action

- A. Reading of a Resolution entitled “RESOLUTION NO. 21, 2014, A RESOLUTION AUTHORIZING THE MAYOR AND THE CLERK-TREASURER TO EXECUTE STATEMENT OF BENEFIT FORMS IN CONJUNCTION WITH AN APPLICATION FOR TAX ABATEMENT IN A PREVIOUSLY DESIGNATED ECONOMIC REVITALIZATION AREA PURSUANT TO INDIANA CODE 6-1.1-12.1-7.” (Kroger Company) Carl Malysz presented this request for tax abatement. He introduced Mark Salma, with The Kroger Company, and Jessica Thompson, with Incentis Group. Carl read a statement explaining the City of Columbus has rarely granted a tax abatement for commercial or retail development projects. He stated the subject property is located on a commercial travel corridor, US 31, and an Economic Revitalization Area was established for the property in the 1990’s to stimulate redevelopment. He further explained The Kroger Company is requesting a tax abatement to offset the substantial expenses they plan to incur to redevelop the site. Jessica Thompson presented a powerpoint presentation in support of the tax abatement. She said the project would result in a new Kroger Marketplace by developing a blighted industrial property which is currently vacant. Jessica presented a proposed project overview and showed a map of the area. She stated the proposed capital investment is approximately \$19 million. She also explained approximately 100 new positions would be created, with average wages of \$13.72 an hour plus benefits. The Kroger Company is requesting a ten (10) year standard abatement on real property located at 3060 National Road. Jessica estimates the value of the tax abatement is \$618,000 and revenue to the city is \$2.6 million. Councilor Jerome stated the Columbus Economic Development Review Committee met with The Kroger Company representatives in length and found them to be in substantial compliance. He further explained Kroger actually reduced the amount of the abatement being requested. Councilor Whipker stated the current Kroger location will also continue to generate tax revenue for the city. Mayor is very excited about the project, but has concerns why the cost of demolition is not included in the purchase price of the property. Mark Salma explained every purchase transaction is different. Mayor expressed concerns for a tax abatement to a retailer which, in her opinion, creates an unlevel playing field. Brief discussion followed. Councilor Shuffett would normally agree with the Mayor on this issue, but this is an industrial site being cleaned up and redeveloped. He feels this makes an exception to normal practices, because it improves the community. Mayor opened the meeting for public comment. Justin Hohn, asked about projected revenue for this store and payroll for current store. Mark did not have this information at this meeting. Public comment ended. Councilor Shuffett

made a motion to pass the resolution as presented. Councilor Jerome seconded the motion. Motion passed unanimously.

- B. First Reading of an Ordinance entitled "ORDINANCE NO. _____, 2014, AN ORDINANCE ADOPTING UPDATED FLOOD INSURANCE RATE MAPS AND AMENDING THE FLOOD HAZARD AREA STANDARDS OF THE COLUMBUS & BARTHOLOMEW COUNTY ZONING ORDINANCE FOR THE JURISDICTION OF THE CITY OF COLUMBUS." Jeff Bergman presented this ordinance. He explained the Federal Emergency Management Agency (FEMA) has been in the process of updating the flood hazard area maps since September 28, 2011. FEMA considers their process complete with maps and they are ready for the City to adopt the replacement maps by no later than December 9, 2014. Jeff stated the ordinance includes language that updates the reference from the old maps to the new maps and adopts new model floodplain regulations kept by Indiana Department of National Resources (IDNR) on behalf of FEMA. The Columbus Plan Commission gave a unanimous favorable recommendation to adopt the changes. Councilor Jerome stated these updates are required for flood insurance. Brief discussion followed. Jeff stated FEMA sent out approximately 3000 notices in Bartholomew County regarding proposed changes and held a public open house. Mayor opened the meeting for public comment. Steve Collins asked how many homes are affected. Jeff explained 3000 notices were sent. Public comment ended. Councilor Shuffett made a motion to pass the first reading and place in proper channels. Councilor Jerome seconded the motion. Motion passed by a unanimous vote.
- C. Reading of a Resolution entitled "RESOLUTION NO. 22, 2014, A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF COLUMBUS TO AMEND SPECIFIC CAPITAL IMPROVEMENT PROJECTS AS THE AMENDED 2014 CAPITAL BUDGET FOR PARKS AND RECREATION." Matt Caldwell and Mark Jones, Parks Director, presented the capital project list. Matt stated the ordinance is not requesting additional funds, but will only amend the capital list. Brief discussion followed. There were no comments from the public. Councilor Jerome made a motion to pass the resolution. Councilor Brand seconded the motion. Motion passed unanimously.

IV. Other Business

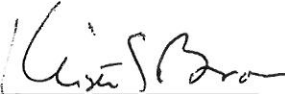
A. Standing Committee and Liaison Reports

B. Discussion Item:

1.) Airport Land Purchase - Caleb Tennis, President of Columbus Airport Board, and Brian Payne, Airport Director, discussed a land acquisition on the south east side of the airport. Caleb explained the 33.86 acres is three (3) separate parcels, owned by Centra Credit Union. The land is in the approach path to the airport and the desire would be to rezone the property back to agriculture. Caleb stated Centra Credit Union has agreed to sell the property at \$9,500.00 per acre for a total price of \$321,670.00. Mayor asked about the importance of the property to the airport considering a new tower is needed? Caleb explained the timing is right and the land is available. Additionally, trying to prevent future residential development in that area. Discussion followed. This item will be placed on the next City Council agenda.

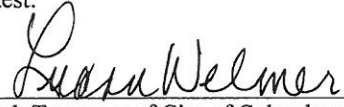
2.) Bob Snively, member of the Board of Managers of Washington Park which is part of Presidential Parks, spoke about the deteriorating storm sewer issues in the neighborhood. Much discussion followed.

- C. The next regular meeting is scheduled for **Wednesday, November 5, 2014, 6:00 p.m. in City Hall.**
- D. Councilor Jerome made a motion for adjournment. Councilor Miller seconded the motion. Motion passed unanimously. The meeting adjourned at approximately 7:45 P.M.



Presiding Officer

Attest:



Clerk Treasurer of City of Columbus